

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, April 26, 2012 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**

- a. **Review Minutes of Previous Meetings:** 4/12/12

2. **Land Use Enforcement**

- a. **Enforcement Officer's Report:**
b. **Show Cause Hearing:**
1. 37 Vale Road #201200303:

3. **Review Correspondence**

- a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission 4/9/12;
Zoning Board of Appeals; Planning Commission 4/5/12; Zoning Sub-Committee
b. **Building Inspectors Report:** April 2012 issue
c. **Connecticut Federation of Planning And Zoning Agencies Quarterly Newsletter:**
Spring 2012

4. **Old Business:**

- a. *Proposed Regulation Change #201200258: Section 242-305F – Commercial Vehicles in Residential Zones (Public Hearing set for 5/10/12)*
b. *Proposed Regulation Change #201200259: Section 242-401A(2)(g) – Customary Home Occupation (Public Hearing set for 5/10/12)*
c. *Proposed Regulation Change #201200260: Section 242-501 – Table of Permitted Uses for Industrial & Commercial Districts (Public Hearing set for 5/10/12)*
d. *Proposed Regulation Change #201200261: Section 242-405 – Apartment Units within single-family dwellings (Public Hearing set for 5/10/12)*

5. **New Business:**

- a. **388, 398, 414 Federal Road (Barnbeck Place) #201200274: Design Review Modification to change footprint of south building, changed from PARC development to Incentive Housing (dec date 6/30/12)**
1. Memo from Julia B. Morris, Esq. To Zoning Commission dated 4/5/12 Re: Application For Approval of Site Plan/Design Review Modification in an Incentive Housing Overlay Zone
 2. Letter from Richard Howard, P.E. of CCA, LLC to Daniel Bertram dated 3/21/12 Re: Barnbeck Site Plan Modification Federal Road
 3. Memo from Ralph Tedesco to Zoning Commission dated 4/13/12 Re: Barnbeck Application #201200274
 4. **Map Cover Sheet titled “Site Development Plans” prepared by CCA, LLC dated February 2010 revised 4/2/12**
 - “General Legend, Notes And Abbreviations” dated Jan. 2006 – sheet N1
 - “Existing Building Location Survey” dated 2/15/08 – sheet 1
 - “Layout & Materials Plan” dated 1/26/10 revised 4/2/12 – sheet C1
 - “Grading & Drainage Plan” dated 1/26/10 revised 4/2/12 – sheet C2
 - “Site Utilities Plan” dated 1/26/10 revised 4/2/12 – sheet C3
 - “Erosion & Sedimentation Control Plan” dated 1/26/10 revised 4/2/12 – sheet C4
 - “Landscape Plan” dated 1/26/10 revised 4/2/12 – sheet C5
 - “Sanitary Sewer Plan & Profiles” dated 1/26/10 revised 4/2/12 – sheet C6
 - “Notes & Details” dated 1/26/10 revised 4/2/12 – sheet D1
 - “Notes & Details” dated 1/26/10 revised 4/2/12 – sheet D2

- “Notes & Details” dated 1/26/10 revised 4/2/12 – sheet D3
 - “Sanitary Sewer Details” dated 1/26/10 – sheet D4
 - “Sanitary Sewer Details” dated 1/26/10 – sheet D5
 - “Sanitary Sewer Details” dated 1/26/10 – sheet D6
 - “Sedimentation And Erosion Control Plan” dated 12/7/05 – sheet E1
4. **Map titled “South Building Second Floor Plan” prepared by Humphreys & Partners Architects dated 4/3/12**
- “North Building Second Floor Plan” dated 4/3/12
 - “South & North Building Ground Floor Plans” dated 4/3/12
5. **Elevation Maps prepared by Humphreys & Partners Architects**
- “South Building - North & East Elevation” dated 4/3/12
 - “North Building – East Elevation” dated 4/3/12
- b. **84, 106, 112, 128 & 140 Federal Road (BJ’s Wholesale Club) #201200273: Site Plan Modification for revised site electric, eliminated overhead service replaced with switchgear and underground services (dec date 6/30/12)**
1. Letter from Jamie Anderson, Assoc. at RJO’Connell & Assoc. to Katherine Daniel dated 3/23/12 Re: BJ’s Wholesale Club Site Lighting Plan for Design Review Modification
 2. Map titled “A2 Survey Plan” prepared by EA Engineering Advantage, Inc. dated 4/5/12 – sheet SKE-1
 3. Map titled “Site Lighting Plan” prepared by RJO’Connell & Assoc. dated 2/9/11 revised 4/5/12 – sheet SL-1
- c. **100 Silvermine Road (On Track Karthing) #201200300: Site Plan Modification to install a 300 gallon fuel tank (dec date 6/30/12)**
1. Site Plan showing location of fuel tank – received in Land Use 4/17/12
- d. **132 Federal Road (“Alternative Sales”) #201200311: Certificate of Zoning Compliance for a Used Car Finance/Dealer business**
- e. **200 & 236 Federal Road (Costco) #201200312: Site Plan Modification for building addition & construction, gas dispensing and pavement reconstruction (dec date 6/30/12)**
1. Letter from Thomas P. Cody, to Zoning Commission dated 4/18/12 Re: Costco Wholesale Corporation Application Site Plan/Design Review Modification
 2. Memo from Ralph Tedesco to Zoning Commission dated 4/12/12 Re: Costco Application #201100583
 3. **Map Cover Sheet titled “Costco Renovation & Expansion, Relocation of Bank And New Fuel Facility 200 & 236 Federal Road” prepared by BL Companies dated 7/21/11 revised 4/4/12**
 - “Property/Topographic Survey” dated 5/19/11 revised 4/16/12 – sheet EX-1
 - “Demolition Plan” dated 7/21/11 revised 4/11/12 – sheet DM-1
 - “Site Plan” dated 7/21/11 revised 4/11/12 – sheet SP-1
 - “Grading And Drainage Plan” dated 7/21/11 revised 4/11/12 – sheet GD-1
 - “Grading And Drainage Enlargements” dated 7/21/11 revised 4/11/12 – sheet GD-2
 - “Site Utilities Plan” dated 7/21/11 revised 4/11/12 – sheet SU-1
 - “Initial Phase Erosion Control Plan” dated 7/21/11 revised 4/11/12 – sheet EC-1
 - “Final Phase Erosion Control Plan” dated 7/21/11 revised 4/11/12 – sheet EC-2
 - “Erosion Control Notes & Details” dated 7/21/11 revised 4/11/12 – sheet EC-3

- “Overall Landscape Plan” dated 7/21/11 revised 4/11/12 – sheet LL-1
- “Landscape Plan Enlargement” dated 7/21/11 revised 4/11/12 – sheet LL-2
- “Landscape Plan Enlargement” dated 7/21/11 revised 4/11/12 – sheet LL-3
- “Overall Irrigation Plan” dated 7/21/11 revised 4/11/12 – sheet IR-1
- “Irrigation Plan Enlargement” dated 7/21/11 revised 4/11/12 – sheet IR-2
- “Irrigation Plan Enlargement” dated 7/21/11 revised 4/11/12 – sheet IR-3
- “Details” dated 7/21/11 revised 4/11/12 – sheet DN-1
- “Details” dated 7/21/11 revised 4/11/12 – sheet DN-2
- “Details” dated 7/21/11 revised 4/11/12 – sheet DN-3
- “Details” dated 7/21/11 revised 4/11/12 – sheet DN-4
- “Details” dated 7/21/11 revised 4/11/12 – sheet DN-5
- “Site Lighting Plan” prepared by T.E., Inc. dated 12/2011 revised 4/16/12 – sheet SE-1
- “Floor Plan” prepared by Mulvanny Architecture, G2 dated 8/3/11 revised 3/29/12 – sheet A101
- “Exterior Elevations” prepared by Mulvanny Architecture, G2 dated 8/3/11 revised 3/29/12 – sheet A301

f. 10 Huckleberry Hill Road #201200313: Site Plan Modification to increase pool enclosure building by 1900 square feet (dec date 6/30/12)

1. “Site Plan” prepared by CCA, LLC dated 4/1/11 revised 4/12/12 – sheet S1
2. Map of pool area prepared by John S. Madzula Architect dated 4/4/12 – sheet 1
 - Map of Elevations dated 4/4/1 2 – sheet 2

g. 92 Pocono Road #201200315 (Fire Department): Site Plan Modification to add parking spaces as well as move some existing parking further North (dec date 6/30/12)

1. Map titled “Site Plan Revision” prepared by CCA, LLC dated 6/8/10 revised 3/20/12 – sheet 1

6. Tabled Items:

7. Informal Discussion:

- a. **331 Federal Road (Jesters Coffee): Signs**
- b. **7 Station Road: Proposed redemption center for recycling of cans and bottles business (Bobby Dunn)**

8. Comments of Commissioners:

9. Adjourn:

****Next Regular Meeting Scheduled for May 10, 2012****